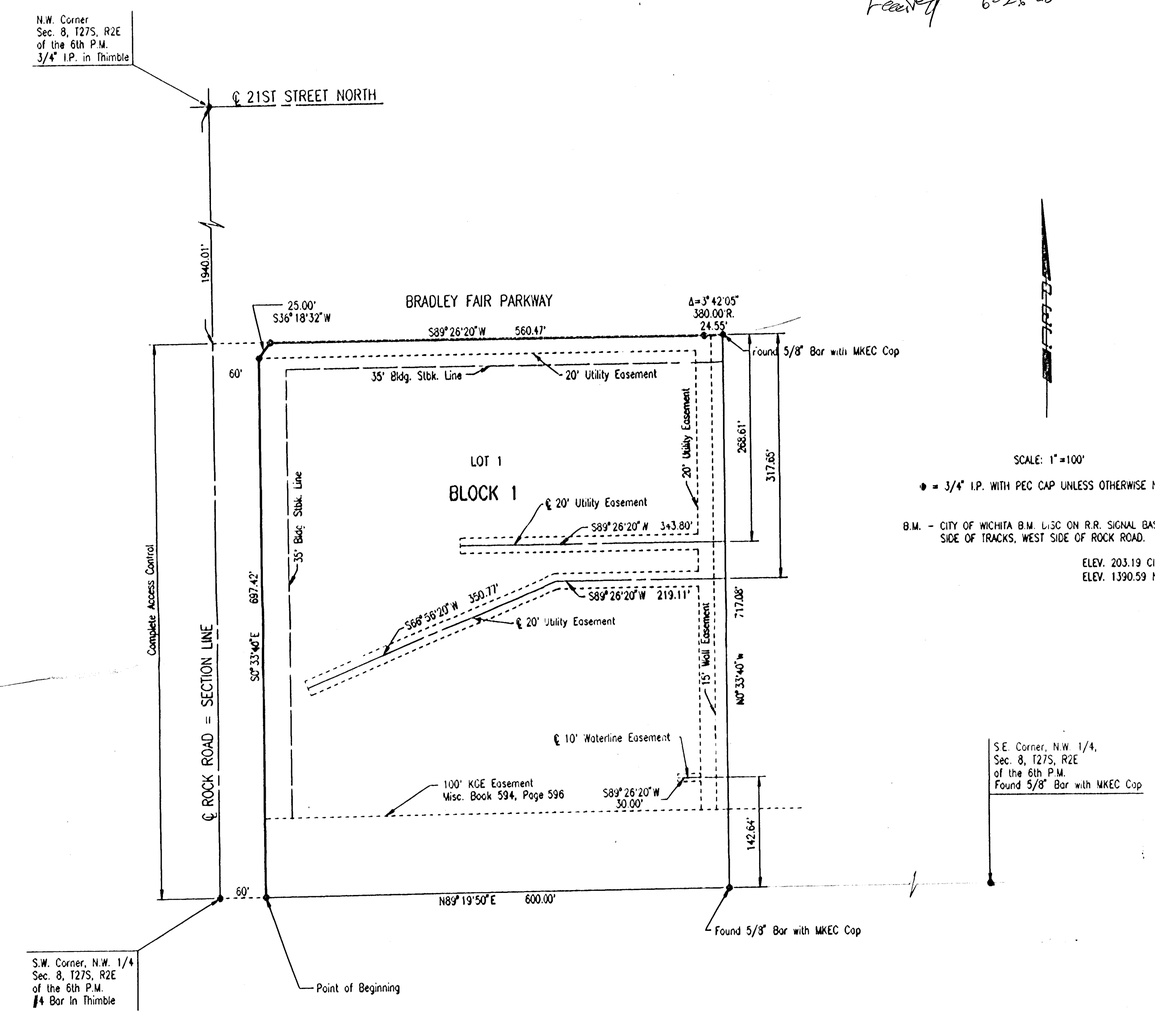
BRADLEY FAIR 4TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
received 6-26-00



SCALE: 1"=100'

● = 3/4" I.P. WITH PEC CAP UNLESS OTHERWISE NOTED

B.M. - CITY OF WICHITA B.M. D-30 ON R.R. SIGNAL BASE, NORTH SIDE OF TRACKS, WEST SIDE OF ROCK ROAD.

ELEV. 203.19 CITY DATUM
ELEV. 1390.59 N.G.V.D.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, JAMES R. BECKETT, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS 13TH DAY OF JUNE, 2000. I HAVE CAUSED TO BE SURVEYED AND PLATTED BRADLEY FAIR 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO A LOT AND A BLOCK, THE SAME BEING DESCRIBED AS:

BEGINNING AT A POINT IN THE SOUTH LINE AND 60.00 FEET EAST OF THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 8, T27S, R2E OF THE 6TH P.M.; THENCE BEARING N89°19'50"E ALONG THE SOUTH LINE OF SAID N.W. 1/4 A DISTANCE OF 600.00 FEET; THENCE BEARING N0°33'40"W A DISTANCE OF 717.08 FELT TO A POINT IN THE SOUTH LINE OF BRADLEY FAIR PARKWAY, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CHORD OF 24.54 FEET BEARING S87°35'18"W; THENCE ALONG THE SOUTH LINE OF BRADLEY FAIR PARKWAY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°42'05" AN ARC DISTANCE OF 24.55 FEET; THENCE ALONG THE SOUTH LINE OF BRADLEY FAIR PARKWAY BEARING S89°26'20"W A DISTANCE OF 560.47 FEET; THENCE BEARING S36°18'32"W A DISTANCE OF 25.00 FEET; THENCE BEARING S0°33'40"E PARALLEL WITH AND 60.00 FEET EAST OF THE WEST LINE OF SAID N.W. 1/4 A DISTANCE OF 697.42 FEET TO THE POINT OF BEGINNING. CONTAINING 9.87 ACRES MORE OR LESS.

JAMES R. BECKETT REGISTERED LS-832 KANSAS LAND SURVEYOR 6/13/00

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS BRADLEY FAIR 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE 15 FOOT WALL EASEMENT ALONG THE EAST LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ESTABLISHED MINIMUM PAD (LOWEST OPENING) FOR BLOCK 1, SHALL BE 1317.5 CITY DATUM.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM ROCK ROAD OVER AND ACROSS THE WEST LINE OF BLOCK 1, AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-191 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

CONTACT WESTERN RESOURCES (OR ITS SUCCESSOR) ELECTRIC TRANSMISSION ENGINEERING DEPARTMENT (785-575-8219) BEFORE CONDUCTING ANY PROPOSED CONSTRUCTION ACTIVITIES THAT COULD PLACE PEOPLE, EQUIPMENT, OR FACILITIES WITHIN WESTERN RESOURCES' EASEMENT, SHOWN ON THIS PLAT, DESIGNATED AS BOOK 594, PAGE 596, DATED JANUARY 12, 1967.

OWNER: LAHAM HOLDING COMPANY, L.L.C.
BY _____
GEORGE E. LAHAM II, MANAGING PARTNER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/15, 2000, BY GEORGE E. LAHAM II, MANAGING PARTNER OF LAHAM HOLDING COMPANY, L.L.C.

Gary L. Wiley
Gary L. Wiley, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 1/15/01

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1/15/01

WE, FIDELITY BANK IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BRADLEY FAIR 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____
TIMOTHY B. NELSON, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 15, 2000, BY TIMOTHY B. NELSON, VICE PRESIDENT OF FIDELITY BANK IN WICHITA, KANSAS.

Gary L. Wiley
Gary L. Wiley, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 1/15/01

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1/15/01

THIS PLAT OF BRADLEY FAIR 4TH ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 15th DAY OF June, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY Francis M. Carofalo, CHAIRMAN
FRANCIS M. CAROFALO

Marvin S. Krout, SECRETARY
MARVIN S. KROUT

SEAL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 21st DAY OF June, 2000.

Tricia L. Robello
TRICIA L. ROBELLO, PS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M. - P.M., ON THE _____ DAY OF _____, 2000

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

- PLAT CENTRAL DEEDS PLAT AND INDEXING

O:\1997\97807\Bradley Fair 4th\dwg\FINAL PLAT 06-13-2000 01:09:23 pm

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2000

Gary Wiley
PEC
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-85 -- Revised One-Step Final Plat of BRADLEY FAIR FOURTH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 4, 1999.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 5, 1999

Gary Wiley
PEC
303 S. Topeka
Wichita, KS 67202

RE: S/D 97-85 -- Revised One-Step Final Plat of BRADLEY FAIR FOURTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

A. Existing municipal services appear to be available to this site. City Engineering needs to comment if any other guarantees are required.

B If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. A Community Unit Plan (CUP) certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-191 Amendment #10) and its special conditions for development on this property.

D City Engineering needs to indicate the status of the applicant's drainage plan. ***The drainage plan has been approved. An off-site drainage easement is required.***

E. The platting binder indicates that the site's ownership is in another party from that denoted on the owner's signature block. This name must appear on the final plat tracing, or else a revised platting binder submitted indicated new ownership.

F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

H. Traffic Engineering needs to indicate the need for any traffic improvements. ***In accordance with City Council's approval of the associated zone change on February 12, 1999, Applicant shall meet with MAPD to determine needed improvements to 21st and Rock Road, and the cost allocation with which the applicant is responsible.***

I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

Q. Water Department has required the dedication of a 2-ft additional easement along the east property line.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission subsequent to the above Item H" being resolved.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-10
JUNE 15, 2000

STAFF REPORT
(Revised Final Plat 3/4/99; Final Plat Approved 12/4/97)

CASE NUMBER: S/D 97-85 -- BRADLEY FAIR 4TH ADDITION

OWNER/APPLICANT: Laham Holding Co., L.L.C., 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southeast corner of Rock Road and Bradley Fair Parkway

SITE SIZE: 9.87 Acres

NUMBER OF LOTS

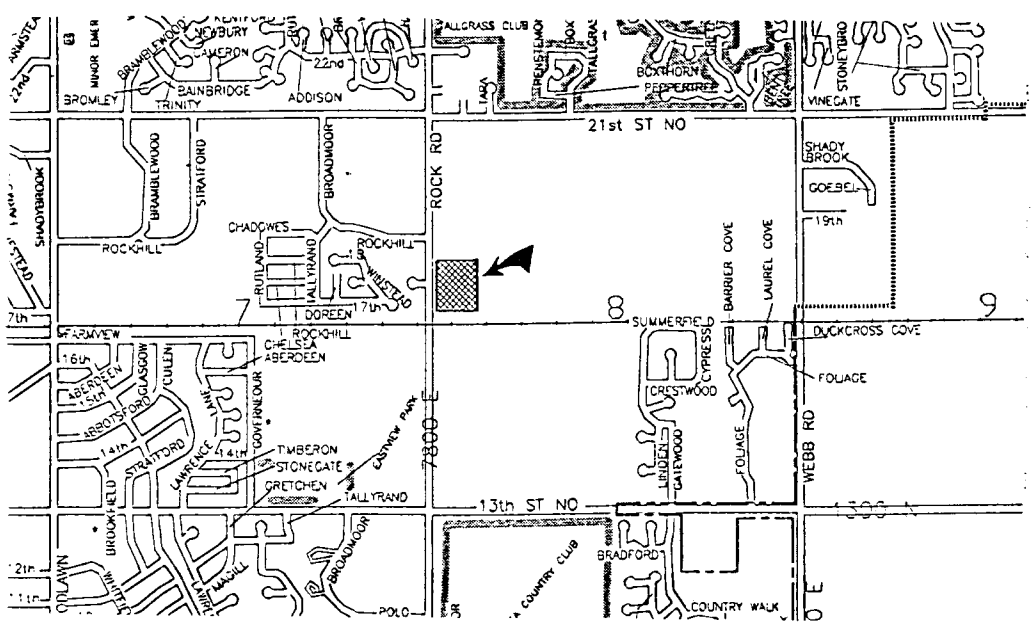
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 9.87 Acres

CURRENT ZONING: GO, General Office
LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: A portion of this site has been approved for a zone change (Z-3308) from GO, General Office to LC, Limited Commercial subsequent to the approval of the previous final plat. A CUP amendment was also approved concurrent with the zone change (DP-191 Amendment #10). This revised final plat has reduced the number of lots from two to one.

STAFF COMMENTS:

A. Existing municipal services appear to be available to this site. **City Engineering** needs to comment if any other guarantees are required.

B If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. A Community Unit Plan (CUP) certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-191 Amendment #10) and its special conditions for development on this property.

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